



ACTION AGENDA
HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR
Room B-8 – Lower Level - Civic Center
2000 Main Street
Huntington Beach California

WEDNESDAY, JUNE 28, 2006, 1:30 P.M.

ZONING ADMINISTRATOR: Mary Beth Broeren

STAFF MEMBERS: Rami Talleh, Jennifer Villasenor, Paul Da Veiga, Ron Santos, Ramona Kohlmann

MINUTES: April 19, 2006, May 31, 2006, and June 7, 2006
Continued from the June 21, 2006 Meeting
APPROVED AS SUBMITTED

ORAL COMMUNICATION: **NONE**

SCHEDULED ITEMS: *Please note that the Public Hearing for Items 3 and 4 was combined.*

1. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 2006-019 (TOYOTA TEMPORARY STORAGE LOT)

APPLICANT: Bob Miller

REQUEST: To permit a temporary parking lot for the storage of new cars on an unimproved lot with a 6 ft. high chain-link fence located at the perimeter of the site for a period of two and a half years

LOCATION: 19070 Holly Street (bounded by Holly Street, Main Street and Garfield Avenue)

PROJECT PLANNER: Rami Talleh

STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

APPROVED WITH MODIFIED FINDINGS AND CONDITIONS

2. PETITION DOCUMENT: VARIANCE NO. 2006-003 (HILGEN RESIDENCE)

APPLICANT: Louie Hernandez

REQUEST: **a)** to permit the construction of a single-family dwelling with a 2.5-ft. side yard setback for the dwelling and a 0.5-ft. side yard setback for the detached garage in lieu of the required 3-ft. side yard setback on the east property line adjacent to an alley; and **(b)** to permit a 15.5 ft. width for the front portion of the dwelling in lieu of the required 17 ft.; and **(c)** to permit a 22.5-ft. lot width after required dedication for alley widening in lieu of the required 25 ft. minimum.

LOCATION: 222 Lincoln Avenue (south side of Lincoln Avenue between Alabama and Huntington Streets)

PROJECT PLANNER: Jennifer Villasenor

STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

APPROVED WITH MODIFIED FINDINGS AND CONDITIONS

ACTION AGENDA
(Continued)

- 3. PETITION DOCUMENT: **CONDITIONAL USE PERMIT NO. 2006-008 (FLISTER WOOD FENCE)****
- APPLICANT: Mike Flister
- REQUEST: To permit a 6 ft. high wood fence at zero setback in lieu of 15 ft. within the front yard setback.
- LOCATION: 2623 England Street (terminus of England Street, north of Yorktown Avenue)
- PROJECT PLANNER: Paul Da Veiga
- STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

APPROVED WITH MODIFIED FINDINGS AND CONDITIONS

- 4. PETITION DOCUMENT: **CONDITIONAL USE PERMIT NO. 2005-023 (SIMON WOOD FENCE)****
- APPLICANT: Chad Geibe
- REQUEST: To permit a 6 ft. high wood fence at zero setback in lieu of 15 ft. within the front yard setback.
- LOCATION: 2624 England Street (terminus of England Street, north of Yorktown Avenue)
- PROJECT PLANNER: Paul Da Veiga
- STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

APPROVED WITH MODIFIED FINDINGS AND CONDITIONS

- 5. PETITION DOCUMENT: **TENTATIVE PARCEL MAP NO. 2006-125 (TRAN SUBDIVISION)****
- APPLICANT: Dai Quang Tran
- REQUEST: To permit the consolidation of three parcels into two lots with each measuring 27 ft. in width and approximately 3,105 sq. ft. in area.
- LOCATION: 310 2nd Street (east side of 2nd Street, north of Olive Avenue)
- PROJECT PLANNER: Paul Da Veiga
- STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL

ACTION AGENDA
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- 6. PETITION DOCUMENT:** **COASTAL DEVELOPMENT PERMIT NO. 2006-009 / VARIANCE NO. 2006-006 / SPECIAL PERMIT NO. 2006-001 (CAMPBELL/REED RESIDENCE)**
- APPLICANT: Robert Reed
- REQUEST: **CDP:** To permit construction of a 2,349 sq. ft., three-story single-family dwelling with a 419 sq. ft. attached garage; **VAR:** to permit a 22.5-ft. lot width after required dedication for alley widening, in lieu of the required 25-ft. minimum width; **SP:** to permit a zero side yard setback, in lieu of three ft., for an attached garage. This request includes a review and analysis for compliance with the Infill Lot Ordinance. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/privacy issues, such as window alignments, building pad height, and floor plan layout.
- LOCATION: 111 Seventh Street (north side of 7th Street, between Pacific Coast Highway and Walnut Avenue)
- PROJECT PLANNER: Ron Santos
- STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

APPROVED WITH MODIFIED FINDINGS AND CONDITIONS OF APPROVAL

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Zoning Administrator is final unless an appeal is filed to the Planning Commission by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of One Thousand Two Hundred Eighty Seven Dollars (\$1287.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and One Thousand Five Hundred Sixty Nine Dollars (\$1569.00) if the appeal is filed by any other party. The appeal shall be submitted to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action or ten (10) working days for a coastal development permit.